013.A	0003	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	468,800	/	468,800
USE VALUE:	468,800	/	468,800
ASSESSED:	468,800	/	468,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MARY ST, ARLINGTON

OWNERSHIP

Unit #: 14

Owner 1:	PIRALKOV PETAR ETAL/ TRUSTEES	
Owner 2:	PIRALKOV LIVING TRUST	
Owner 3:		
Street 1:	14 MARY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	PIRALKOVA KRASIMIRA & -
Owner 2:	PIRALKOV PETAR -
Street 1:	14 MARY STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 914 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	465,700	3,100		468,800
Total Card	0.000	465,700	3,100		468,800
Total Parcel	0.000	465,700	3,100		468,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.91 | /Parcel: 512.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	271332
GIS Ref	
GIS Ref	
Insp Date	07/26/18

!15171!

PREVIOUS ASSESSMENT

Parcel ID: 013.A-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	465,700	3100	.		468,800		Year end	12/23/2021
2021	102	FV	453,000	3100	.		456,100		Year End Roll	12/10/2020
2020	102	FV	446,700	3100	.		449,800	449,800	Year End Roll	12/18/2019
2019	102	FV	459,500	3100	.		462,600	462,600	Year End Roll	1/3/2019
2018	102	FV	408,500	3100	.		411,600	411,600	Year End Roll	12/20/2017
2017	102	FV	374,000	3100	.		377,100	377,100	Year End Roll	1/3/2017
2016	102	FV	306,000	3100	.		309,100	309,100	Year End	1/4/2016
2015	102	FV	279,300	3100	.		282,400	282,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:17:38

LAST REV

Date	Time
02/12/21	10:05:40
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIRALKOVA KRASI	76740-139	1	1/20/2021	Convenience	99	No	No		
ADAMS SAYKO RAC	62314-563		7/25/2013		310,000	No	No		
WOOLF TIMOTHY,	45968-489		8/29/2005		276,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
3/7/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10204
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7719													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	37.250000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	403.516
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488195
Depreciation:	22457
Depreciated Total:	465738

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	1	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	
Totals			
1	5	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	443.87
Special Features:	0	Val/Su Net:	509.52
Final Total:	465700	Val/Su SzAd	509.52

SKETCH

UnSketched SubAreas:
GLA: 914,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	914	403.520	368,813

Net Sketched Area:	914			Total:	368,813
Size Ad	914	Gross Area	914	FinArea	914

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.A-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X10	A	AV	1926	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100